



25 November 2024

9(2)(a)

Tēnā koe 9(2)(a),

I write regarding your request of 21 October 2024 to the Department of Internal Affairs (DIA) requesting the following under the Official Information Act 1982 (the Act):

Good morning, NPS -UD requires "Commercial Feasibility" to be consider in all developments. Market Economics has identified "limited residential capacity" issues in Hamilton but has not provided the background information in the modelling. Market Research has advised in the "Business Capacity Assessment 2023" that "Unlike assessing capacity to meet housing demand, to assess business capacity does not specifically require an assessment of Development Feasibility". (page 87) We have identified that Development Contributions is having a major effect on all developments, especially in Hamilton. Future Proof consultants Market Economics has advised that there is a "spill over" effect with significant shift to outlining areas, for both residential and industrial. These outlining areas have not been identified, but they are clearly the surrounding towns like Te Awamutu, Cambridge, Morrinsville, Huntly, Ngāruawāhia, Horotiu. This OIA asks: (1) what research has been undertaken to compare the DC cost with all areas identified covered by the Future Proof areas. ? (2) Please provide that research. (3) The research requested is to cover both residential & Industrial areas.

On 25 October 2024, the Ministry for the Environment (the Ministry) accepted the transfer of your request from the DIA under section 14(b)(i) and (ii) of the Act as the information to which your request relates is more closely connected with the functions of the Ministry.

The Ministry has identified one document in scope of your request, titled "Tier 1_DC and FC case study_09.10.21". I am releasing this document to you in full.

You have the right to seek an investigation and review by the Office of the Ombudsman of my decision relating to this request, in accordance with section 28(3) of the Act. The relevant details can be found on their website at: www.ombudsman.parliament.nz.

Please note that due to the public interest in our work the Ministry for the Environment publishes responses to requests for official information on our [OIA responses page](#) shortly after the response has been sent. If you have any queries about this, please feel free to contact our Ministerial Services team: ministerials@mfe.govt.nz.

Nāku noa, nā,

Martyn Pinckard
General Manager – Urban & Infrastructure
Ministry for the Environment | Manatū Mō Te Taiao